

Notice for the public:

Our Round 1 Community Planning Grant calls for review and revision of our Zoning Ordinance, Site Plan Review and Subdivision Regulations. Revision of the Zoning Ordinance was completed with successful votes at the March 2013 Town Meeting. Revision of our Site Plan Review and Subdivision Regulations will take place following a public hearing on June 10, 2013 at the Greenfield Town Offices at 7:30 p.m. Changes proposed at this hearing are listed below. Current text is provided in black. Proposed changes are represented in red.

Proposed Site Plan Review changes

- *Current language*

Section I. Authority

Pursuant to the authority vested in the Greenfield Planning Board by the voters of the Town of Greenfield on March 4, 1980 and in accordance with the provisions of RSA 674:43, the Greenfield Planning Board adopts the following rules governing the review and approval or disapproval of site plans for nonresidential uses or for multi-family residential uses, whether or not such development includes subdivision or re-subdivision of the site.

Proposed Change

Pursuant to the authority vested in the Greenfield Planning Board by the voters of the Town of Greenfield on March 4, 1980 and in accordance with the provisions of RSA 674:43 and RSA 674:44, the Greenfield Planning Board adopts the following rules governing the review and approval or disapproval of site plans for nonresidential uses or for multi-family residential uses, whether or not such development includes subdivision or re-subdivision of the site.

- *Current language*

Section III

- *Current language*

Section IV. Definitions

The definitions contained in the Greenfield Zoning Ordinance and in the Subdivision Regulations shall apply to the site Plan Review Regulations.

Proposed Change

The definitions contained in the Greenfield Zoning Ordinance and in the Subdivision Regulations shall apply to the site Plan Review Regulations. Doubts to the precise meaning of terms in these definitions, or those that are not found in these definitions, shall be resolved by referencing the Merriam Webster Collegiate Dictionary, 11th Edition.

- *Current language*

Section V. Procedure

A. Each application shall be processed as follows:

2. The applicant shall submit a completed site plan application to the Planning Board Chairman or Corresponding Secretary or Greenfield's Administrative Assistant at least 20 days prior to a regularly scheduled meeting of the Planning Board.

Proposed change

2. The applicant shall submit a completed site plan application to the Planning Board Chairman or Corresponding Secretary or **Greenfield's Town Administrator** at least 20 days prior to a regularly scheduled meeting of the Planning Board. **Applicant may petition two or more land use boards to hold a joint hearing in accordance with RSA 676:2.**

- *Current language*

Section V. Procedure

A. Each application shall be processed as follows:

3. All costs for such notice shall be paid in advance by the applicant and if not, shall constitute valid grounds for the Planning Board to terminate further consideration and to disapprove the site plan without a public hearing.

Proposed Change

3. All costs for such notice shall be paid in advance by the applicant and if not, shall constitute valid grounds for the Planning Board to terminate further consideration and to disapprove the site plan without a public hearing. **The Planning Board may allow for an expedited review of completed Site Plan Review applications. The completed application may be submitted, accepted and acted on at the same meeting provided public notice so indicates.**

- *Current Language*

Section VI. Developments Having Regional Impact

All applications shall be reviewed for potential regional impacts. Upon such a finding, the Board shall furnish the regional planning commission(s) and the affected municipalities with copies of the minutes of the meeting at which the determination was made...

Proposed Change

Section VI. Developments Having Regional Impact

All applications shall be reviewed for potential regional impacts. **(See Appendix A, Criteria for Determining Regional Impact)** Upon such a finding, the Board shall furnish the regional planning commission(s) and the affected municipalities with copies of the minutes of the meeting at which the determination was made...

APPENDIX A

CRITERIA FOR DETERMINING REGIONAL IMPACT

Impact criteria shall include, but not be limited to, the following items. These shall in no way be considered exhaustive, but rather guidelines for the Board to follow in making a determination of impact within the Region.

A. RESIDENTIAL DEVELOPMENT: Proposals for lots or dwellings that would increase the existing housing stock of the town by more than 25%.

B. COMMERCIAL DEVELOPMENT: Proposals for new or expanded space of 50,000 square feet or greater.

C. INDUSTRIAL DEVELOPMENT: Proposals for new or expanded space of 100,000 square feet or greater.

D. OTHER FACTORS TO BE CONSIDERED:

1. Proximity to other municipal boundaries.
2. Traffic impacts on the regional road network.
3. Potential effect on groundwater, surface water and wetlands that transcend municipal boundaries.
4. The potential to disturb or destroy a significant or important natural environment or habitat.
5. The necessity for shared public facilities such as schools or solid waste disposal.
6. Anticipated emissions such as light, noise, smoke, odors, or particulates.
7. The potential for accidents that would require evacuation of a large area.
8. The generation and/or use of any hazardous materials.

- *Current language*

Section VII General Standards and Requirements

The following standards and requirements shall be adhered to by all applications for site plan approval:

F. ... Factors, which the Planning Board shall take into account in the determination of this, are turning movements, proximity and relationship to intersections, sight distances, street width, adjacent driveways, sidewalks, parking lots, and projected traffic generated by the proposed use. The street requirements and specifications included in Section VIII of the Land Subdivision Regulations shall be met.

Proposed change

F ... Factors, which the Planning Board shall take into account in the determination of this, are turning movements, proximity and relationship to intersections, sight distances, street width, adjacent driveways, sidewalks, parking lots, and projected traffic generated by the proposed use. The street requirements and specifications included in Section VI of the Land Subdivision Regulations shall be met.

- *Current language*

G. The site shall be designed in such a manner that storm water drainage will not adversely affect surrounding properties or the public storm drainage system. The drainage requirements included in Section VIII of the Land Subdivision Regulations shall be met.

Proposed change

G. The site shall be designed in such a manner that storm water drainage will not adversely affect surrounding properties or the public storm drainage system. The drainage requirements included in Section **VI** of the Land Subdivision Regulations shall be met.

- *Current language*

H. The proposal shall include adequate provisions for water supply and wastewater and sewage disposal. The sewage disposal and water supply requirements included in Section IX of the Land Subdivision Regulations shall be met.

Proposed change

H. “The proposal shall include adequate provisions for water supply and wastewater and sewage disposal. The sewage and water supply requirements included in Section VI of the Land Subdivision Regulations shall be met. The proposal shall indicate the boundaries of the Groundwater Protection District, if applicable. The proposed use shall comply with the requirements of the Groundwater Protection Ordinance.”

- *Current language*

Section VIII. Submission Requirements:

12. The location, type and nature of all existing and proposed exterior lighting.

15. The size and location of all existing and proposed water mains, sewers and culverts and to include location and distance to any fire hydrants /or ponds.

Proposed change

12. The location, type and nature of all existing and proposed exterior lighting, **which must comply with the Zoning Ordinance.**

15. The size and location of all existing and proposed water mains, sewers and culverts and to include location and distance to any fire hydrants, **ponds or cisterns.**

Proposed changes to Site Plan Review Checklist

- *Current language*

Check if the site plan complies (yes) or does not comply (no) with the requirements of the Site Plan Review Regulations adopted by the Greenfield Planning Board on August 15, 1988; Adoption Verification by the Planning Board on July 14, 1997.

Proposed language

Check if the site plan complies (yes) or does not comply (no) with the requirements of the current Site Plan Review Regulations.

- *Current language*

III. GENERAL STANDARDS AND REQUIREMENTS:

- | | | |
|-----|----|---|
| Yes | No | 1. Is the proposed use permitted in the zoning district? If not, has a zoning variance been granted? date of granting _____ |
| | | 2. Are the vehicular access points adequate in number, size, location and design? |

Proposed language

III. GENERAL STANDARDS AND REQUIREMENTS:

- | | | |
|------------------------------------|----|---|
| Yes | No | 1. Is the proposed use permitted in the zoning district?
If not, has a zoning variance been granted?
Date of granting _____ |
| | | 2. Is the site located in the Groundwater Protection District?
If so, is the use permitted? |
| (re-number the
remaining items) | | 3. Are the vehicular access points adequate in number, size, location and design? |

Proposed changes to Subdivision Regulation

- *Current Language*

SECTION II. PURPOSE AND APPLICABILITY

The purpose of these regulations is to protect the health, safety, convenience, and economic and general welfare of the inhabitants of this Town and to preserve, so far as possible, the natural scenic beauty and to promote orderly, planned growth, in accordance with the provisions of RSA 674:36.

Proposed Language

SECTION II. PURPOSE AND APPLICABILITY

The purpose of these regulations is to protect the health, safety, convenience, and economic and general welfare of the inhabitants of this Town and to preserve, so far as possible, the natural scenic beauty **of the town** and to promote orderly, planned growth, in accordance with the provisions of RSA 674:36.

- *Current language*

SECTION 1V REQUIREMENTS FOR A COMPLETED APPLICATION

C. The plat shall show or be accompanied by the information listed below...

1. ↓

8. Identification of frontage; location of existing and proposed driveways.

Proposed language

Insert the following at #8:

**8. Applicant will show the boundaries of the Groundwater Protection District, if applicable.
Renumber remaining items to #9 through #18**

- *Current language*

Section VI General Provisions for the Subdivision of Land

A. Character of land for subdivision

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Proposed language

Section VI General Provisions for the Subdivision of Land

A. Consistent with Greenfield Regulations and Master Plan

The proposal shall meet the provisions of the Zoning Ordinance and other regulations and ordinances of the Town and shall be consistent with the vision and goals of the Master Plan.

B. Character of land for subdivision

Re-letter remaining paragraphs

- *Current language*

Section VI. General Provisions for the Subdivision of Land

K. Monuments

- 5) Iron pipes shall not be considered permanent monuments for the purposes of these Regulations.

Proposed language

Section VI. General Provisions for the Subdivision of Land

K. Monuments

- 5) Iron pipes shall not be considered permanent monuments for the purposes of these regulations, **except as described in Appendix A, Section C: 2.**

- *Current language*

Section X. Definitions

Proposed language

Section X. Definitions

The definitions contained in the Greenfield Zoning Ordinance, as well as those listed here, shall apply to the Subdivision Regulations. Doubts as to the precise meaning of terms in these definitions, or those that are not found in these definitions, shall be resolved by referencing the Merriam Webster Collegiate Dictionary, 11th Edition.”

Eliminate lettering within this subsection and list all definitions alphabetically.

- *Current language*

Subdivision Checklist

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| 28. Any additional reports or information required by the Board. | Sec. IV, D. 8 |
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Proposed language

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| 28. Location of boundaries of Groundwater Protection District | Sec. IV, D. 8 |
| 29. Any additional reports or information required by the Board. | Sec. IV, D. 9 |